

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

10 Fosbery Crescent, Viewbank Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,191,000 Property Type House Suburb Viewbank

Period - From 01/07/2023 to 30/09/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	2/67 Erskine Rd MACLEOD 3085	\$1,150,000	27/10/2023
2	23 Coorie Cr ROSANNA 3084	\$1,081,000	24/05/2023
3	1/52 Erskine Rd MACLEOD 3085	\$974,000	11/11/2023

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 19/12/2023 16:48



 3  2  2

**Property Type:** House  
**Land Size:** 353 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
September quarter 2023: \$1,191,000

## Comparable Properties



2/67 Erskine Rd MACLEOD 3085 (REI)

**Agent Comments**

 3  2  2

**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 27/10/2023  
**Property Type:** Townhouse (Single)



23 Coorie Cr ROSANNA 3084 (REI/VG)

**Agent Comments**

 3  2  2

**Price:** \$1,081,000  
**Method:** Private Sale  
**Date:** 24/05/2023  
**Property Type:** Townhouse (Single)  
**Land Size:** 187 sqm approx



1/52 Erskine Rd MACLEOD 3085 (REI)

**Agent Comments**

 3  2  2

**Price:** \$974,000  
**Method:** Auction Sale  
**Date:** 11/11/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 332 sqm approx

**Account - Barry Plant | P: 03 9842 8888**